

PLANNING BOARD MINUTES

December 8, 2010

Board members present:

Jan Eckhart, Vice Chairman Ron Wolanski, Town Planner

Audrey Rearick, Secretary Frank Holbrook, Assistant Town Solicitor

Richard Adams

Charlene Rose-Cirillo

Gladys Lavine

Member absent:

Betty Jane Owen

The meeting was called to order at 6:30 pm.

- Approval of the minutes of the November 10, 2010 regular Planning Board meeting - Motion by Ms. Rearick, seconded by Ms. Cirillo, to approve the November 10, 2010 regular Planning Board meeting minutes. Vote: 5-0-0.**

Correspondence

Memorandum of the Planning Director dated December 1, 2010 regarding Town Council/Board/Committee orientation. By consensus the memo was received.

Old Business

1. Public Hearing – Peter Gallipeau, Proposed 14 lot Major Subdivision, Bailey Ave. & Sachuest Drive, Plat 126, Lots 4, 217, 218, 219 Request for Preliminary Plan Approval.

Mr. Holbrook recused himself from the discussion of this matter.

The applicant was not present.

Mr. Eckhart stated that the applicant had submitted a letter agreeing to an additional continuance to January 12, 2011.

Motion by Ms. Rearick, seconded by Ms. Cirillo, to continue the matter to the January 12, 2011 regular Planning Board meeting. Vote: 5-0-0.

Additional Old Business:

1. Comprehensive Plan Update: Mr. Adams provided an update on the progress of the Comprehensive Plan Update Committee. The Committee is nearing completion of the review of the land use element. Compilation of the elements, each with the same format, into a single document will begin shortly.

2. AIPC Update: Mr. Adams stated that one of the primary concerns of the AIPC at this time is the funding needed to continue operations. He noted that AIPC was successful in securing a \$72,000 grant from the VanBuren Foundation. Mr. Adams also updated the Board on the progress of the Island Transportation Corridor Study.

3. AIRPA Update Mr. Adams updated the Board on the activities of the Aquidneck Island Reuse Planning Authority. Applications for public benefit conveyances, including the town's application for recreation land associated with the proposed Greene Lane Park, were submitted to AIRPA on November 22nd. A meeting to review the applications was held on December 7th.

New Business

1. William Cardinal (William Smith, property owner), IHOP, Request for Development Plan Review for approval of exterior renovations to an existing commercial building, 159 West Main Rd., Plat 108, Lot 45. The applicants, William and Karen Cardinal, were present. They described the proposed alterations to the exterior of the building, including the installation of copper-colored aluminum siding. No other changes to the building or the site are proposed at this time. The exterior changes are being required by IHOP as part of a nation-wide program. A sample of the proposed siding material was displayed for the board.

Mr. Wolanski stated that the Planning Board must consider the request for a waiver to allow for the proposal materials.

Mr. Eckhart stated that he had no concerns with the proposed materials, and favors granting the waiver in this situation.

Mr. Adams referenced the efforts of the town to improve the appearance of the West Main Road commercial area. Any improvements by business owners are welcome.

Motion by Ms. Lavine, seconded by Ms. Rearick to grant the requested waiver from Section 521.2.C of development regulations, and to approve the application as submitted. Vote: 5-0-0.

2. Presentation of Deanna Casey of RI AARP re: "Complete Streets".

Mr. Wolanski stated that the Town Council has referred this matter to the Planning Board for consideration and recommendation.

Ms. Casey provided a PowerPoint presentation regarding concerns with street design and pedestrian and bicyclist safety, including recommendations for providing for all transportation modes. She

requested that the Board consider support AARP's efforts, as well as the Coalition for Transportation Choice (CTC) to promote street design that incorporates "complete streets" concepts. A draft resolution for Town Council consideration was presented.

Board members discussed the possibility of being more proactive, including adding language to the Comprehensive Plan.

Motion by Mr. Adams, seconded by Ms. Rearick, to forward a recommendation to the Town Council in favor of adopting the resolution provided by AARP, with modifications recommended by Mr. Adams. Vote: 5-0-0.

Motion by Mr. Adams, seconded by Ms. Lavine, to insert language regarding complete streets into the Comprehensive Plan as part of the ongoing plan update process. Vote: 5-0-0.

3. Recommendations to the Town Council for appointments to the AIPC and AIRPA.

By consensus the Board decided to delay recommending appointments to the AIPC and AIRPA until after appointments to the Planning Board are completed in February.

Motion by Ms. Rearick, seconded by Ms. Owen to adjourn. Vote: 5-0-0

The meeting adjourned at 7:30 pm

Respectfully submitted:

Ronald M. Wolanski

Town Planner